

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

August 5, 2002

PRESENT: Dave Wakeman, Chairman
Mark Decker
Tom Cowan
John Potera
Terry Janicz
Andy Kelkenberg
Donnal D. Folger, Code Enforcement Officer
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Dave Wakeman at 7:30pm.

The Board reviewed the July 15th minutes; Tom motioned to accept, Terry seconded and all approved.

At 7:45 PM, the Board met with Gail Minney and her brother, Tom Haberneck, Jr. regarding her request for subdivision approval for one lot (150' x 681') on Barnum Rd. The land was willed to Mrs. Minney by her mother. Tom motioned to approve the subdivision, seconded by Andy and all approved.

At 8:00 PM, the Board met with Tom Haberneck, Jr. regarding his request for subdivision approval for one lot (150' x 680') on Barnum Rd. The land was willed to Mr. Haberneck by his mother. John motioned to approve the subdivision, seconded by Mark and all approved.

At 8:05 PM, the Board met with Nathan Woodkowski, representing Bill Walworth, regarding his request for subdivision approval for one lot on Lesswing Road. The tax map shows 137' frontage (534' deep), which would be a non-conforming lot. The survey shows 164' frontage (563' deep), which is adequate. This subdivision is approved pending clarification of dimensions OR attaching by deed the adjoining piece. The Board also recommends the Highway Dept. obtain an easement to clean out the ditch on the north side of this property.

At 8:35 PM, the Board met with Eugene & Elaine Hofmeier regarding their request for subdivision approval for one lot (11.5 acres) from a 134 acre parcel on Lesswing Road. The future buyers, Phil & Kristen Lazzazero, were also present. They plan to build in the Spring of 2004. The Board was happy with this size lot. Tom motioned to approve the subdivision, seconded by Mark and all approved.

At 8:50 PM, the Board met with Charles Folman (seller), Jeff Mages (buyer), Donald Carpenter of Donohoe Development Services, and Sam Golding (builder) regarding Mr. Folman's request for subdivision approval for one lot (100' x 400') on Main Road. This is in a commercial zone where the minimum frontage requirement is 100'. Tom motioned to approve the subdivision, seconded by Andy and all approved. The preliminary site plan concept was reviewed at length and approved. The final site plan concept will be discussed at the next meeting on August 19th. The plan must be submitted to the Newstead Building Dept. by Wednesday, August 14th. Mr. Mages now owes \$150 – site plan fee, \$150 – engineering fee.

At 9:30 PM, the Board met with George Hauer regarding request for a special use permit to operate a used car facility at 11372 Main Rd. A site plan and sign rendering were reviewed. A split rail fence or railroad ties along Main Road to delineate the driveway was discussed. John did not like the railroad ties, but the majority of the Board present recommended the ties. There will be 23 parking spaces. Mr. Hauer stated that he does not plan to add lighting, as he will not operate after dark. Terry motioned to approve the preliminary site plan, seconded by Andy and all approved. Mr. Hauer now owes \$150 - site plan fee, \$150 – engineering fee, \$100 – public hearing for special use permit.

Tom motioned to adjourn the meeting at 10:00PM, seconded by Andy and all approved.

Respectfully submitted by,
Christine Falkowski, Recording Secretary